

## Attachment 7

FHT  
SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/28/2014

TO: PW

FROM: Airlin Singewald (805-781-5198 or asingewald@co.slo.ca.us)  
North County Team / Development Review

RECEIVED

OCT 29 2014

COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PUBLIC WORKS

**PROJECT DESCRIPTION:** LRP2014-00013 ZACASTREET21 - Proposed general plan amendment to change the zoning from Commercial Retail to Commercial Service & Commercial Retail. Site location is Ramada Dr and Marquita Ave, Templeton. APNs: 040-153-001, -002, -003, and -004.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

## PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES  
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

## PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES  
☒ NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

(Please go on to PART III)

## PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

~~no comment~~

Estimate the change in traffic trips generated by this change.

11-26-14  
Date

  
Name
5271  
Phone

## Attachment 7



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED

DATE: 10/28/2014

TO:

ENV HEALTH

OCT 29 2014

FROM: Airlin Singewald (805-781-5198 or asingewald@co.slo.ca.us)  
North County Team / Development Review

Environmental Health

**PROJECT DESCRIPTION:** LRP2014-00013 ZACASTREET21 – Proposed general plan amendment to change the zoning from Commercial Retail to Commercial Service & Commercial Retail. Site location is Ramada Dr and Marquita Ave, Templeton. APNs: 040-153-001, -002, -003, and -004.

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## PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)  
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

## PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)  
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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

NO COMMENT

Date

11/5/14

Name

Phone

x5551

Page 3 of 3

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805)781-1242 • WEBSITE: http://www.sloplanning.org



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/28/2014

TO:

GEN SVCS

FROM:

Airlin Singewald (805-781-5198 or asingewald@co.slo.ca.us)  
North County Team / Development Review

RECEIVED

MAR 20 2015

PLANNING & BUILDING DEPT

**PROJECT DESCRIPTION:** LRP2014-00013 ZACASTREET21 - Proposed general plan amendment to change the zoning from Commercial Retail to Commercial Service & Commercial Retail. Site location is Ramada Dr and Marquita Ave, Templeton. APNs: 040-153-001, -002, -003, and -004.

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PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☐ YES

(Please go on to PART II.)

☐ NO

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

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(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

No Comment

3/18/14  
Date

E. Kavanagh  
Name

781-4089.  
Phone



**FARM CREDIT WEST**

Committed. Experienced. Trusted.

Administrative Office  
1478 Stone Point Drive, Suite 450  
Roseville, California 95661  
916-780-1166 FAX: 916-780-1820  
www.FarmCreditWest.com

June 01, 2015

Airlin Singewald  
Senior Planner  
County of San Luis Obispo  
Room 200  
San Luis Obispo, CA 93408

Via: RSPaul Company, Representing ZacaStreet21, LLC

David La Rue  
Chairman  
Templeton Area Advisory Group  
P.O. Box 1135  
Templeton, CA 93465

Re: Letter Supporting General Plan Amendment  
LRP2104 - 0013; ZacaStreet21, LLC

Dear Mr. Singewald and Mr. La Rue:

Farm Credit West is the owner of Parcel 040-151-049/50.

Please accept this letter as an expression of support for the dual zoning of our property with both a CS and CR zoning. It is my belief that the dual use zoning designation will allow business growth, by allowing a broader range of businesses to locate in our area.

The dual zoning will lessen overall long range traffic impacts in our area, by allowing business' not fully relying on the retail shopper to locate in this area. Retail tenancy requires large parking lots to park the heavy traffic they generate (and also has high traffic impact fee's due to high traffic volumes on the roads). The dual CS zoning will allow economic growth without high traffic volume generation.

Thank you for your review. Please contact me at 805-237-0998 if you have any questions.

Sincerely,

John Boyes  
Executive Vice President Administrative Services  
Farm Credit West

Farm Credit West, FLCA  
Farm Credit West, PCA  
Subsidiaries of Farm Credit West, ACA

The Farm Credit System

June 2, 2015

Airlin Singewald  
Senior Planner  
County of San Luis Obispo  
Room 200  
San Luis Obispo, CA 93408

Olson

David La Rue  
Chairman  
Templeton Area Advisory Group  
PO Box 1135  
Templeton, CA 93465

Re: Letter Supporting General Plan Amendment – Parcel 040-151-064

Thank you for considering the General Plan Amendment referenced above. I am the owner of the above referenced property which currently has a Commercial Service (CS) use designation. I support changing the CS zoning to a dual CS/CR zoning which should broaden the use of the property. The surrounding area will be naturally upgraded over time with businesses recognizing the park's proximity to Templeton, (Hwy 46W), Paso Robles, and the ease of getting on/off (101). I feel a broader range of businesses will be healthy for both the community at large and property owners.

It should be possible, as well, to have more "business to business" tenants which will keep the businesses in the park self reinforcing. I hope you will favorably act on the zoning change request. Wine processing, packaging, and transportation are growing segments in the park. Many of the area's best young winemakers are now located in and around this park. Barrel House Brewing has been a significant success also including an evening entertainment venue (and Firestone with their Taps restaurant is also growing). It should be possible to attract several additional restaurants over time. Templeton has now received its own sub AVA designation as the Templeton Gap. This could offer some competition to Paso who has supported "Far Out Wineries" by offering a close in location similar to the Santa Barbara Funk Zone, the Lompoc Wine Ghetto, the Berkley Wine District, and many other close in California locations. The proposed Salinas River Trail will also pass next to this area and the park could be a good stopping point. Flexible zoning with good planning could create an interesting opportunity for Templeton and its residents.

Sincerely,



Steve Olson  
[solson@theolsonco.com](mailto:solson@theolsonco.com)  
(562) 547-8296

May 29, 2015

Airlin Singewald  
Senior Planner  
County of San Luis Obispo  
Room 200  
San Luis Obispo, CA 93408

Via: RSPaul Company, Representing ZacaStreet21, llc

And

David La Rue  
Chairman  
Templeton Area Advisory Group  
P.O. Box 1135  
Templeton, CA 93465

Totally  
Tile

Re: Letter Supporting General Plan Amendment -- Parcel PM66/95-97  
LRP2104 - 0013, ZacaStreet21, llc

Dear Mr. Singewald and Mr. La Rue:

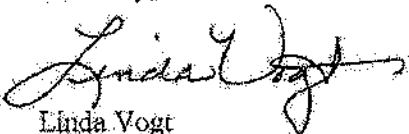
Thank you for taking time to review and understand the General Plan Amendment application referenced above. I am the owner of the above reference property.

Please accept this letter as an expression of my support for the dual zoning of my property with both a CS and CR zoning. It is my belief that the dual use zoning designation will allow business growth and economic vitality for our region, by permitting a broader range of businesses to locate in our area. I am in favor of dual zoning because it would only help my company to prosper and other business to become established in this underutilized area of Templeton.

Further, by allowing service businesses who do not fully rely on the retail shopper to locate to this area of Templeton, the dual zoning may lessen overall long range traffic impacts in our area. The dual CS zoning will allow economic growth without high traffic volume generation.

Thank you for your review. You may contact me at (805) 434-3100 if you would like.

Sincerely,



Linda Vogt

KEN STEELMAN  
18200 Von Karman Avenue, Suite 900  
Irvine, California  
Tel.: (949) 553-9266

June 2, 2015

Airlin Singewald  
Senior Planner  
County of San Luis Obispo  
Room 200  
San Luis Obispo, CA 93408

via: RSPaul Company, Representing Zaen Street 21, LLC

corner of  
Ramada / Cow Meadow

And

David La Rue  
Chairman  
Templeton Area Advisory Group  
P.O. Box 1135  
Templeton, CA 93465

Re: Letter Supporting General Plan Amendment - Parcel 040-151-047  
San Juan Capo, LLC

Dear Mr. Singewald and Mr. La Rue:

Thank you for taking time to review and understand the General Plan Amendment application referenced above. I am a member of the owner of the above referenced property.

Please accept this letter as an expression of our support for the dual zoning of our property with both a CS and CR zoning. It is my belief that the dual use zoning designation will allow business growth and economic vitality for our region, by allowing a broader range of businesses to locate in our wonderful area. A broader business base will create overall demand for all types of service business' and allow us to prosper and other business' to become established in this underutilized area of Templeton. We have owned the property for several years and there has not been interest from prospective retail tenants.

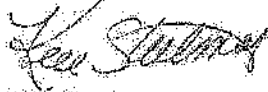
Further, the dual zoning will lessen overall long range traffic impacts in our area, by allowing business' not fully relying on the retail shopper to locate in this great area of Templeton. Retail tenancy requires large parking lots to park the heavy traffic they generate (and also has high traffic impact fees due to high traffic volumes on the roads). The dual CS zoning will allow economic growth without high traffic volume generation.

June 2, 2015

Page 2 of 2

Thank you for your review. Please contact me at 949.553-9266 if you would like to discuss.

Sincerely,

A handwritten signature in dark ink, appearing to read "Ken Steelman", written in a cursive style.

Ken Steelman

Member of San Juan Capo, LLC



- Six Property Owners in area

